

**MINUTES OF THE GOVERNING BODY OF  
THE CITY OF PARK CITY, KANSAS  
COUNCIL CHAMBERS – 1941 E. 61<sup>st</sup> STREET NORTH  
November 14, 2023  
REGULAR MEETING**

**ROLL CALL**

The following were present: Council Members Charley Davidson, George Glover, Charles Schwanke, Tom Jones, Brandi Baily and Jim Schroeder. Council Member Ben Saucedo and Mayor John Lehnerr was absent.

Also present:, City Clerk Marlo Rugg, City Administrator Sean Fox, Assistant City Administrator/Human Resources Manager Dana Walden, Police Chief Phil Bostian, Public Works Director Jeana Estep, and City Attorney Doug Moshier,

**VISITORS**

Ark Valley News  
Terry Ford  
Terry Osburn  
Troy Hill

Crystal Taylo  
Monty Patton  
Jeff Stone  
Jerri Hoffline

**MEETING CALLED TO ORDER**

The meeting was called to order by Council President Jim Schroeder at 7:00 pm. Council Member Charley Davidson gave the invocation and Council Member Charles Schwanke led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

Council Member Charley Davidson moved to approve the agenda with the removal of agenda items five, six, seven, and eleven.

Council Member Brandi Baily seconded the motion. Motion carried 7-0.

**AWARDS AND/OR PRESENTATIONS**

**PUBLIC FORUM**

Park City Residents Monty Patton and Crystal Taylor addressed the Council about stray cats in their neighborhood. Mr. Patton stated that someone is feeding the stray cats and leaving trash

---

behind. He stated the motel across the street from his residence is collecting trash on the premises and the trash is accumulating in the neighbors' yards. City Administrator Sean Fox stated he would direct staff to look into these issues and get back with Mr. Patton and Ms. Taylor.

### **STAFF REPORTS**

None.

### **CONSENT AGENDA**

- 1. Minutes of October 10, 2023 Regular Meeting.**
- 2. Minutes of October 10, 2023 Special Meeting.**
- 3. Appropriations 1017-2023 with Addendums**
- 4. September Monthly Financials**
- 5. Authorize the Mayor to sign a three year renewal contract for the Predictive Index, LLC for the Hire and Inspire Subscription Plans in the amount of \$14,925 that will be invoiced on an annual basis of \$4,975.**
- 6. Approved invoice for K.E. Miller Engineering for survey, design, engineering and inspection of 12" waterline between 66th and 61st Street along the Valley Center Foodway in the amount of \$26,700.**

Council Member Charley Davidson moved to approve the Consent Agenda as presented.

Council Member Brandi Baily seconded the motion. Motion carried 7-0

### **NEW BUSINESS**

- 1. DISCUSS AND CONSIDER APPROVAL OF PROPOSAL FROM SCHAEFER ARCHITECTURE.**

City Administrator Sean Fox stated a proposal was included in the Council's packet from Schaefer Architecture to assist in an exploratory phase for a new City pool. He stated Schaefer, in cooperation with Waters Edge Aquatic Design, will provide a plan, with images of amenity options, along with an opinion of probable cost, for consideration and public feedback.

Mr. Fox stated they will assist with the development of survey questions and materials, as well as provide a color rendering of a concept that depicts the preferred amenities and overall scope of the project.

---

Mr. Fox stated their tentative timeline is six weeks and includes compiling information for consideration and feedback, both City and public feedback and conceptual rendering development. The total cost of the study is \$9,800.

Council Member George Capps moved to approve the proposal from Schaefer Architecture in the amount of \$9,800 to be paid out of the General Fund Park Department.

Council Member Charley Davidson seconded the motion.

Council Member Brandi Baily asked if the proposal included the design and location of the new pool. Mr. Fox stated that the proposal was for Schaefer to come up with options and design concepts.

Motion carried 7-0.

## **2. DISCUSS AND CONSIDER 2023 SIDEWALK PACKAGE**

Public Works Director Jeana Estep stated Council previously approved sidewalk locations for the 2023 Sidewalk Program to include the Ironstone Addition connection to the Grove parks, 61st Street from City Hall to Hydraulic Ave., and Hydraulic Ave. to Prairie Hills 4th Addition. She stated during the engineering and design phase for the Hydraulic Ave. portion staff discovered several complexities that would prohibit timely completion for 2023 funds. Ms. Estep stated Staff is proposing to continue working through design on Hydraulic Ave. but postponing the construction to be included in the 2024 Sidewalk Program. She stated in an effort to best utilize budgeted funds and continue to improve upon the overall system, staff is proposing to substitute with sidewalk installation in Prairie Wind Park. She stated the proposed sidewalk was identified as a recommendation in the approved Park Master Plan adopted in 2023. Ms. Estep stated Staff is seeking approval to adjust sidewalk locations for the 2023 Sidewalk Program and upon approval the sidewalks will be sent out for bids with a bid opening occurring on December 7th.

Council Member Charley Davidson asked what complexities staff faced. Ms. Estep stated the ditches and the utilities that have to be relocated.

Council Member George Glover asked for a time table for the completion of the 2023 sidewalk program. Ms. Estep stated the estimated completion date would be in the first quarter of 2024.

Council Member Charles Schwanke asked if the sidewalks would be the wide version. Ms. Estep stated the sidewalks would be six foot in width.

Council Member Charley Davidson moved to approve the 2023 Sidewalk Program revisions, to include the Ironstone Addition connection, Prairie Winds Park, and 61st Street from City Hall to Hydraulic Avenue to be paid from the Special Streets & Highway Fund.

Council Member Tom Jones seconded the motion. Motion carried 7-0.

---

**3. DISCUSS AND CONSIDER RESOLUTION CONSENTING TO THE SUBORDINATION OF ITS INTEREST IN CONNECTION WITH TAXABLE INDUSTRIAL REVENUE BONDS, SERIES 2016.**

City Attorney Doug Moshier stated in November 2016, Council approved Ordinance 1015-2016 authorizing the issuance of \$4M taxable IRBs for the construction of Central State Thermo King, now known as (CSTK, Inc.). He stated Park City Associates is the developer and leases the property to CSTK, Inc. Mr. Moshier stated the agreement allowed for a 53.5% property tax abatement and a Payment in Lieu of Taxes (PILOT) for the remaining 46.5% annual property tax.

Mr. Moshier stated CSTK is in the process of securing new/additional financing and this Resolution consents to the financing and subordinating the City's interest to the lender/bond holders.

Council Member Charley Davidson moved to approve Resolution #1183-2023 a resolution of the Governing Body of the City of Park City, Kansas, authorizing the City to consent to the subordination of its interest in connection with taxable industrial revenue bonds, Series 2016 (Park City Associates Project) of the City of Park City, Kansas.

Council Member Brandi Baily seconded the motion. Motion carried 7-0.

**GOVERNING BODY REPORTS**

Council Member Brandi Baily thanked the residents who came out and voted. She stated she is looking forward to serving another four years.

Council Member George Capps congratulated the winners of the recent election. Mr. Capps commended Mr. Jones for his service as a Council Member.

Council Member Tom Jones congratulated the newly elected Council Members.

Council Member Charles Schwanke stated he appreciated Mr. Jones and Mr. Capps' wisdom and experience.

Council Member George Glover stated gave kudos to Mr. Capps and Mr. Jones for the wisdom they provided while serving as Council Members. Mr. Glover stated United Way has programs to help those residents in need for Thanksgiving and Christmas. He stated anyone can dial 211 or go online at 211 Kansas.

Council Member Charley Davidson congratulated the newly elected Council Members. He stated he appreciated the leadership of Mr. Jones and Mr. Capps.

---

**ADJOURN**

Council Member Tom Jones moved to Adjourn the meeting at 7:28 pm.

Council Member Charley Davidson seconded the motion. Motion carried 7-0.



A handwritten signature in black ink, appearing to read "John Lehnherr", written over a horizontal line.

John Lehnherr, Mayor

Attest:

A handwritten signature in black ink, appearing to read "Marlo Rugg", written over a horizontal line.

Marlo Rugg, City Clerk

The foregoing minutes were considered at the November 28, 2023, meeting and approved with the following amendment None.

The vote to approve the minutes 8-0.